

005.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

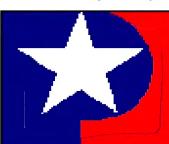
Total Card / Total Parcel

USE VALUE:

1,048,400 / 1,048,400

ASSESSED:

1,048,400 / 1,048,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
90-92		CHANDLER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEDEKIAN ARMEN &	
Owner 2: ORDIAN SVETLANA U	
Owner 3:	
Street 1: 88 BROOKS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: MATTHEWS MARGARET -
Owner 2: -
Street 1: 90 CHANDLER ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,488 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D	Swr	Sewer	100	Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5488	Sq. Ft.	Site			0	80.	1.07	1									467,714						467,700	

Total AC/HA: 0.12599

Total SF/SM: 5488

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 467,714

Spl Credit

Total: 467,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 1,048,400 / 1,048,400
 APPRAISED: 1,048,400 / 1,048,400
 USE VALUE: 1,048,400 / 1,048,400
 ASSESSED: 1,048,400 / 1,048,400

User Acct	4845
GIS Ref	
GIS Ref	
Insp Date	
10/14/17	

USER DEFINED	
Prior Id # 1:	4845
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:17:42
LAST REV	
Date	Time
01/18/18	12:31:01
apro	
517	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

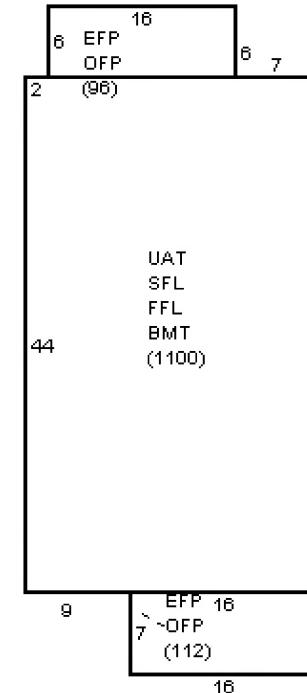
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100		5,100
19	Patio	D	Y	1	12X18	A	AV	2010	3.99	T	7.2	104			800		800

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRS: 5
	Baths: 2	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
2	11
5	

RES BREAKDOWN

Basic \$ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.97029907
Adj \$ / SQ:	185.945
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644381
Depreciation:	69593
Depreciated Total:	574788
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	574800
Val/Su SzAd	261.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,100	55.780	61,362	UAT	100	FLA	100	G	
FFL	First Floor	1,100	185.940	204,539						
SFL	Second Floor	1,100	185.940	204,539						
UAT	Upper Attic	275	143.180	39,374						
EFP	Enclos Porch	208	39.120	8,136						
OPF	Open Porch	208	23.710	4,931						
Net Sketched Area:		3,991	Total:		522,881					
Size Ad	2200	Gross Are	4816	FinArea	2475					

IMAGE

AssessPro Patriot Properties, Inc